

Peter David

Properties Ltd

Residential Sales and Lettings



24 Elland Road

Brighouse, HD6 1BR

£135,000



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Nestled on the desirable Elland Road in Brighouse, this end of terrace house presents a rare opportunity for both first-time buyers and investors alike. Conveniently located within walking distance of Brighouse town centre, residents will enjoy easy access to a variety of shops, restaurants, supermarkets, and excellent transport links.

This property is offered for sale with no onward chain, making it an ideal choice for those looking to move quickly. While the home is in need of renovation, it provides a blank canvas for you to create your perfect living space. The layout includes two bedrooms, a comfortable living room, a kitchen, and a bathroom, along with the added benefit of a cellar for extra storage.

One of the standout features of this property is its gardens, with a south facing garden to the front of the home, situated in a raised position that captures sunlight beautifully, and a second garden to the rear of the home offering a private space to sit outdoors and creating a delightful sun trap for outdoor relaxation and enjoyment.

We highly recommend viewing this property to fully appreciate its potential and the fantastic location it offers. Whether you are looking to invest or seeking your first home, this house on Elland Road is a promising opportunity not to be missed.

Living Room

Overlooking the front garden with a south facing aspect, the living room is bright and spacious with a light neutral colour scheme and a feature fireplace as the focal point.

Kitchen

Overlooking the rear aspect with an external door to the rear of the home, the kitchen has wooden units for storage, a free standing cooker and hob, sink and drainer, space for a washing machine and fridge freezer.

Bedroom One

A large double bedroom to the front of the home with far reaching views and double windows. There is plenty of storage space with built in wardrobes. The room is complimented with a light neutral colour scheme and a light blue carpet.

Bedroom Two

A single bedroom to the rear of the home with built in storage space.

Bathroom

A shower room to the rear aspect with a walk in shower, hand basin and w/c.

External

The home benefits from a private front garden which is accessed up stone steps from the main road, in an elevated position providing a private space to sit outdoors with a south facing aspect. The rear of the home has access out to the lane at the back and a rear garden leading up stone steps with a shed and artificial lawn.

Directions

For Satnav please use the postcode HD6 1BR

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Ground Floor

Lounge
Kitchen

First Floor

Bedroom
Landing
Bathroom

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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